

Narrative

General Information

County Name: [Fulton County](#)

Person Performing Ratio Study: [Jay Morris](#)

Contact Information: jay@avs-in.com – 765-457-6787

Vendor Name (If Applicable): [Ad Valorem Solutions, LLC](#)

Additional Contacts (For purposes of the ratio study):

[Jaime Morris](#); jaime@avs-in.com 765-457-6787

Sales Window (e.g. 1/1/18 to 12/31/18):

[Due to size of County, we used sales from 01/01/2017 – 12/31/2018 for all property classes and groupings except: Wayne and New Castle Residential improved and commercial and industrial grouping – for these we used 01/01/2016 – 12/31/2018.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

[No. We did not have enough paired sales to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). Fulton County is mainly a rural-agricultural county. Therefore the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. The land values were updated in for 2019 with the new land order. Although some townships come in low, there are not enough sales in individual neighborhoods to make any further trending adjustments.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were no commercial and industrial valid sales, so no further trending was done to the land except through the update of the land order.](#)

[With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study \(C1\).](#)

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Richland Twp. >10%	Parcel moved from res to commercial and changes found during reassessment.
Commercial Vacant	Aubbeenaubbee >10% Richland Twp. >10%	New parcel added from 2018 to 2019 Two parcels changed from ag to commercial
Industrial Improved	Newcastle Twp. >10%	2 industrial properties had old obsolescence removed.
Industrial Vacant	Henry Twp. >10%	Removed -80% land influence factor on two parcels
Residential Improved	Henry Twp. >10% Newcastle >10% Richland Twp. >10%	Twp Reassessed and trending factor up 5%. Also several new houses and splits since 2018. Also changed land pricing from Ag to Res on several properties. Twp Reassessed and trending factor up 5%. Also several new houses and splits since 2018. Also changed land pricing with land order and Ag to Res on several properties. Twp Reassessed and trending factor up 7%. Also several new houses and splits since 2018. Also changed land pricing from Ag to Res on several properties, as well as 6 parcels with new houses.
Residential Vacant	Richland Twp. >10%	Several new splits from ag as well as some changed from ag to residential.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [Henry, New Castle, Richland and parts of Rochester Townships were reviewed as the first quarter of the reassessment.](#)

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. [The land order was put in place for 2019. We will complete the next land order during the third phase to be implemented with the fourth phase of the reassessment.](#)

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

With the number of sales in Fulton County, during the trending process we would look at 2 to 3 years worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final study was completed with the sale dates established above. During the reassessment we have found quite a few changes that we are addressing. One being the land was considered ag if over 5 acres. We are reassessing that based on actual use. Therefore there quite a few parcels that are being changed from agricultural to residential. We are also addressing the inconsistency of obsolescence on mobile home type dwelling. This is also causing values to change.